

Herbaugh, Melinda

From: melissa stoker <melissastoker1@gmail.com>
Sent: Monday, October 24, 2016 12:28 PM
To: PRC
Subject: Project 3020338; 2925 East Madison Street

Dear Magda Hogness:

The second proposal for project 3020338, 2925 E. Madison St., fails to incorporate board and community input from the initial EDG.

- No attempt has been made to preserve the exceptional trees or replace them in kind. (SMC 25.11.080; SMC 25.11.090)
- The eastern façade still “turns it’s back on the community,” as one Board member said at the initial EDG. (exposed garage: DC1.C1; blank walls: DC2.B2; concrete pedestrian experience: PL2 and PL3)
- The structure has no transition, and is taller than zoning allows, placing a 74’ building in a 40’ zone, across a narrow street from homes. (CS2.D3)
- The applicant’s arborist report is flawed. It assesses trees post-development, rather than pre-development, as is intended. (i.e. “these trees are hazards because they won’t survive the development”)
- The applicant’s traffic report is so seriously flawed that it is misleading, unreliable, and invalidated.
- Setting aside questions of legality, the choice of method to calculate allowable height (as evidenced by the results obtained) lacks professional integrity.

This proposal is not deserving of our community. It is disrespectful to the Design Review Board. It shows a gross indifference to the Seattle Design Review Process. And it demonstrates an undisguised contempt for the established role of community involvement.

Melissa Stoker

